

**Text of the presentation given to the residents of Peconic and Southold hamlets on April 23, 2016 at the Peconic Community Center.**

For full-size versions of the slides, please download the Slideshow.

**Draft Land Use Chapter**



Good morning and thank you for being here.

In attendance from the Town today are Supervisor Scott Russell, Councilmen Bill Ruland and Jim Dinizio, Planning Board Chairman Don Wilcenski, Jim Rich & Marty Sidor, Gov't Liaison Officer Denis Noncarrow, Principal Planner Mark Terry, Planner Aly Sabatino. I'm Planning Director Heather Lanza.

Is there anyone here who hasn't been to one of our Comprehensive Plan Update meetings?

For people new to this effort, there is some background material in your handouts with the basics of a Comprehensive Plan, and how to stay involved in the process.

A brief history of this Comprehensive Plan Update:

We began in 2010 after seeing that the Hamlet Stakeholders' long-range goals, in order to be accomplished, needed to be expanded to the entire town and memorialized in a new Comprehensive Plan.

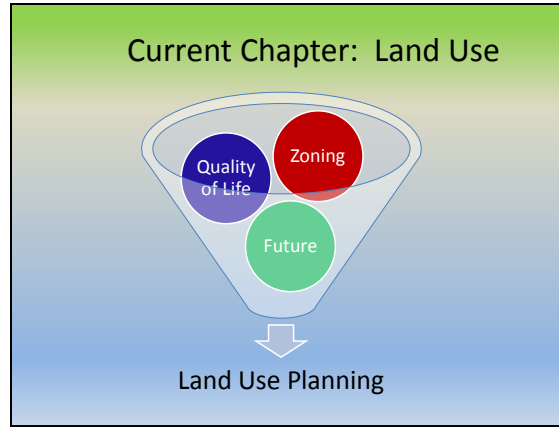
We've completed nine of eleven chapters of this Comprehensive Plan Update

Today we'll be talking about the tenth chapter, the draft Land Use Chapter, with a focus on the hamlets of Peconic and Southold.

To avoid confusion about whether we're talking about Southold Town (meaning the entire town from Laurel to Orient & Fishers Island) or Southold Hamlet, I'll try and say Southold Hamlet, whenever we're focusing on the individual hamlet.

We'll give a short presentation, and then we'll ask you to break out into groups to answer some questions, then we'll ask you to share your answers with us.

## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



Land Use Planning is basically about quality of life. When you think about quality of life in relation to the Comprehensive Plan, remember that we're using that term in the broadest sense. It includes not only peace and quiet in your neighborhood, but also having the goods and services we need and want available to us, as well as regulations that protect us from dangers like noise, flooding and pollution.

This entire Comprehensive Plan is a land use plan.

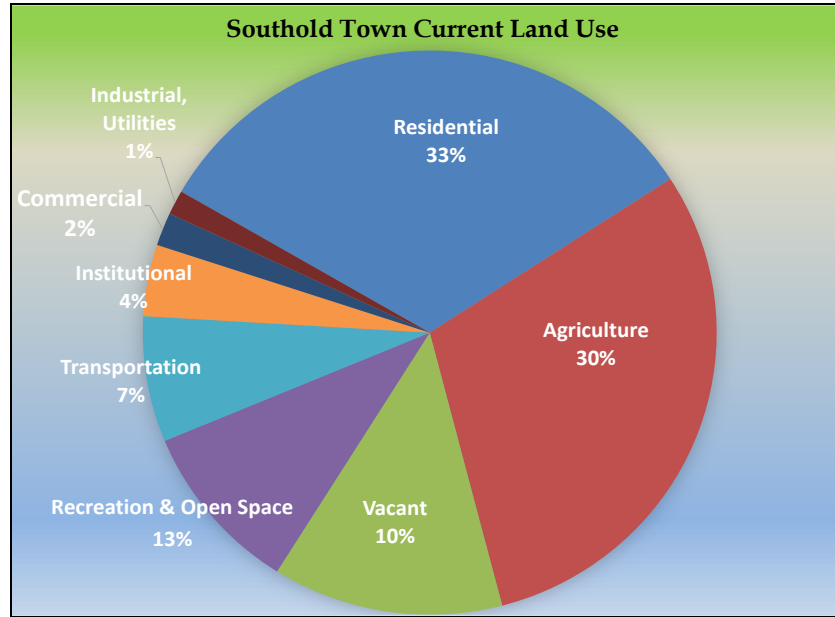
The chapter we're reviewing today, the Land Use Chapter, will be the first chapter that you see in the completed plan. It contains broad overall goals for the town. The first ten of those goals relate to the next ten chapters of the plan. Those ten chapters expand on those topics that are of greatest importance to the Town, such as the economy and agriculture. We'll review those in a few minutes.

Today we'll go over the highlights of the draft Land Use Chapter, including how it relates specifically to each hamlet. Later we'll break out into groups by hamlet so you can work on the hamlet sections of this chapter, as well as the town-wide goals.

This chapter is still a draft. We'll be taking your input today and incorporating it into the plan, and then letting you know how we did so.

With that in mind, we'll be taking a look at where we are now, or current land use.

## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



How is the land in Southold Town being used right now?

This pie chart tells us:

Residential - a little over a third

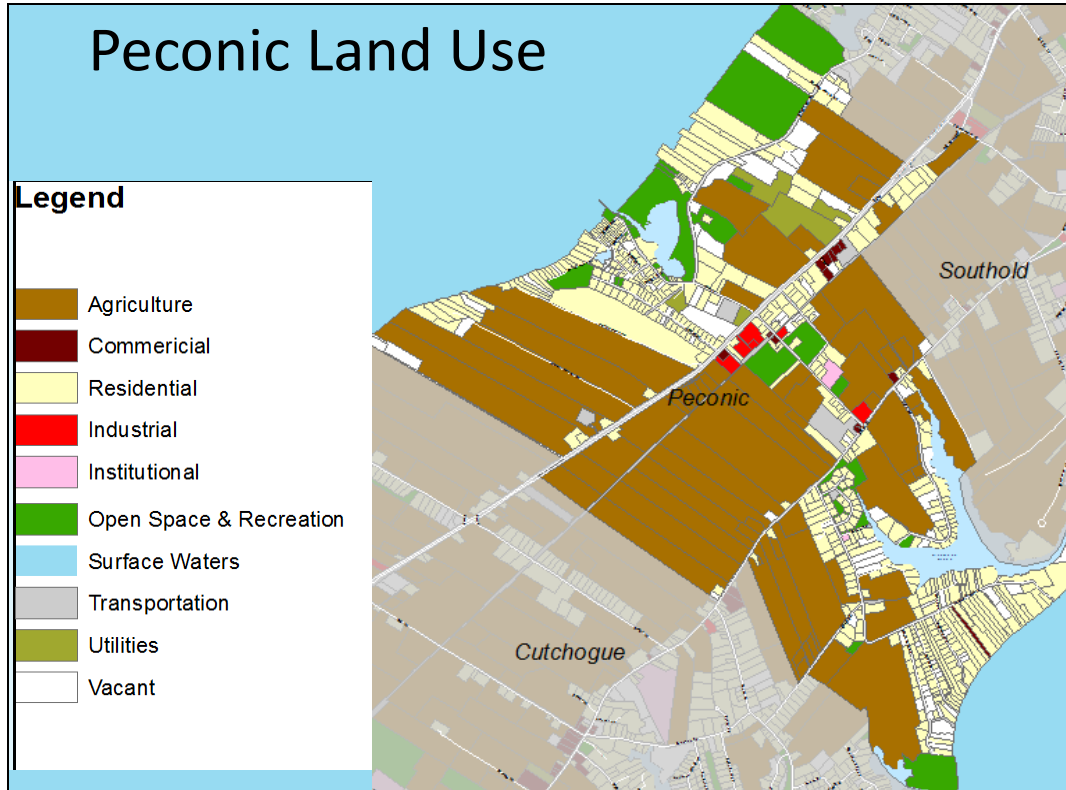
Agriculture – About the same as residential. This pie chart doesn't show it but nearly half of that farmland is protected from residential development (4200 of 10,000 acres)

Only a small amount of land area is in commercial or industrial land uses – just 3%. Yet those uses are very important as a tax base for the Town.

Recreation & Open Space are at 13% - this category includes ball fields, parks, nature preserves, and public beaches.

The Transportation category includes roads and the railroad.

Institutional category includes schools, churches, cemeteries, and government facilities.



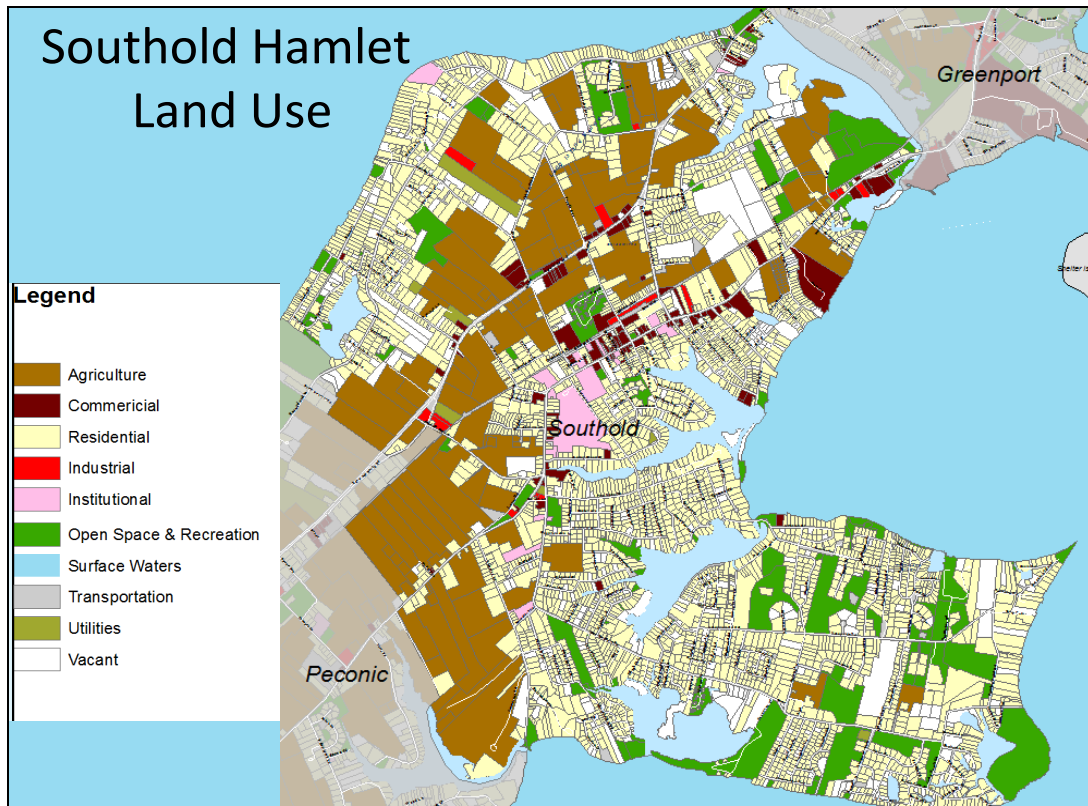
Here is the current land use for Peconic hamlet shown on a map.

In Peconic, all this brown area represents agriculture. Over half the land in Peconic is in farms.

Residential uses are shown in light yellow – only 23% of the land area.

You can see a small amount of commercial and industrial land uses in red, mostly along 48 and a little on Peconic Lane and Rt. 25.

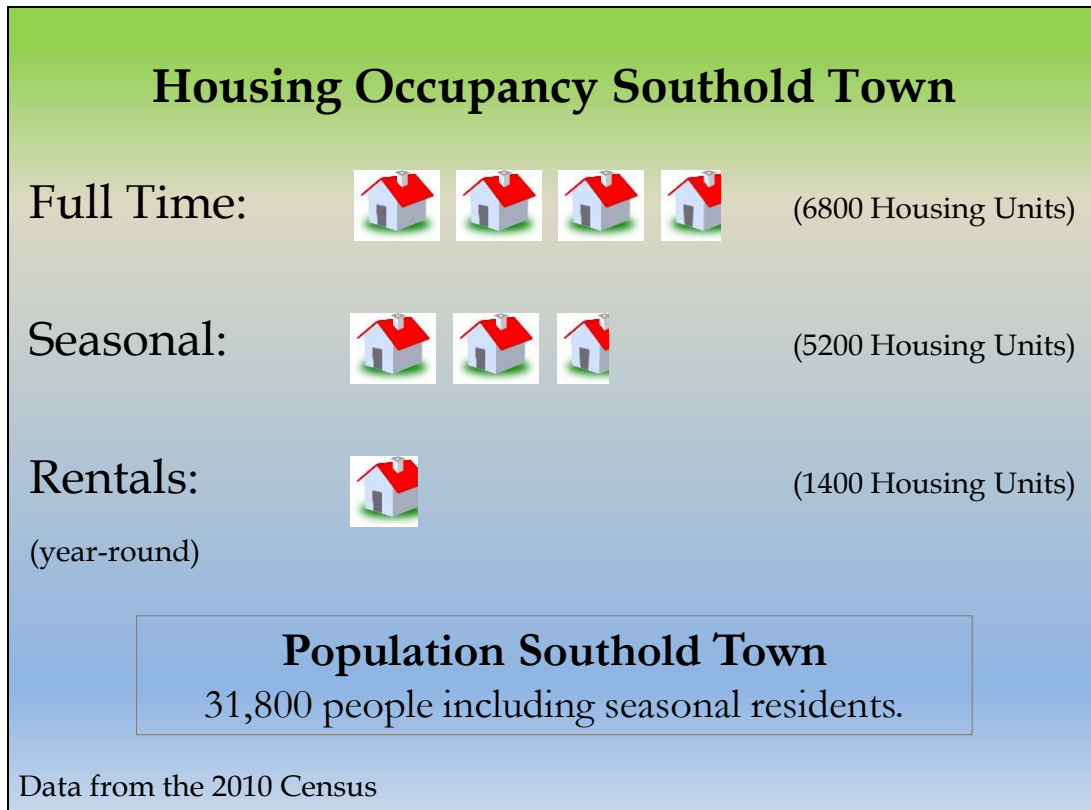
## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



Contrast this with Southold hamlet, where residential uses are the predominant land use at 42% - shown in the light yellow color.

Agriculture is at 23%, much less than Peconic and the Town overall, but those 1,300 acres of farmland remain very visible, and an important part of the character of the hamlet.

Southold has a higher percentage and a larger amount of commercial land use than Peconic, mostly stretched along 48 and Rt. 25.



One more quick point about how Southhold Town is developed now.

The Census in 2010 showed us that there are 14,200 housing units in Southhold Town. Of those, about 37% are considered seasonal (not the primary residence of the owner)

About 10% are year-round rentals.

(( Don't say but have this handy: The other 800 are in some form of transition, either for sale or for rent but not occupied.))

The current population of Southhold Town is 31,800. This includes seasonal residents. Year-round residents = 19,800 Seasonal residents = 12,000

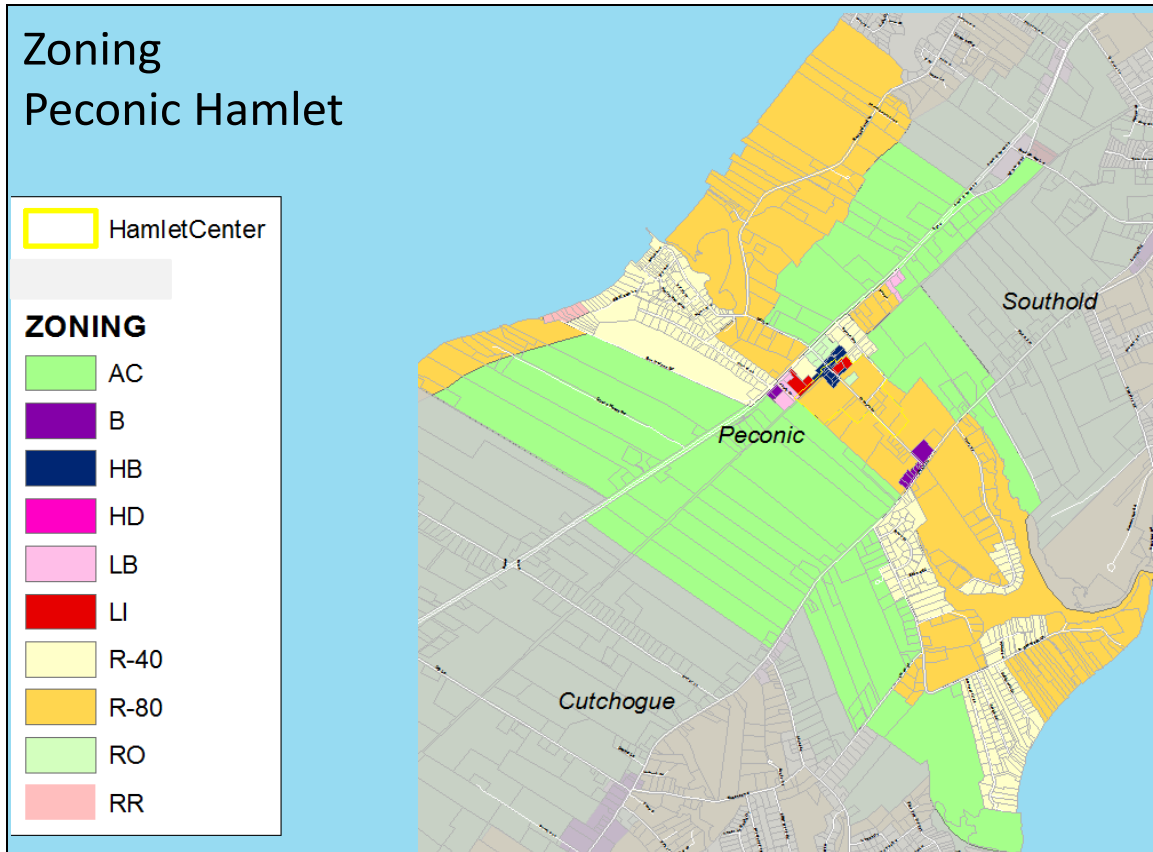
This does not include the Incorporated Village of Greenport which has about 2,340 people including seasonal.

So that was all information about where we are now.

Next, let's get an idea of where we are headed.

To understand that, we look briefly at the zoning.

## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



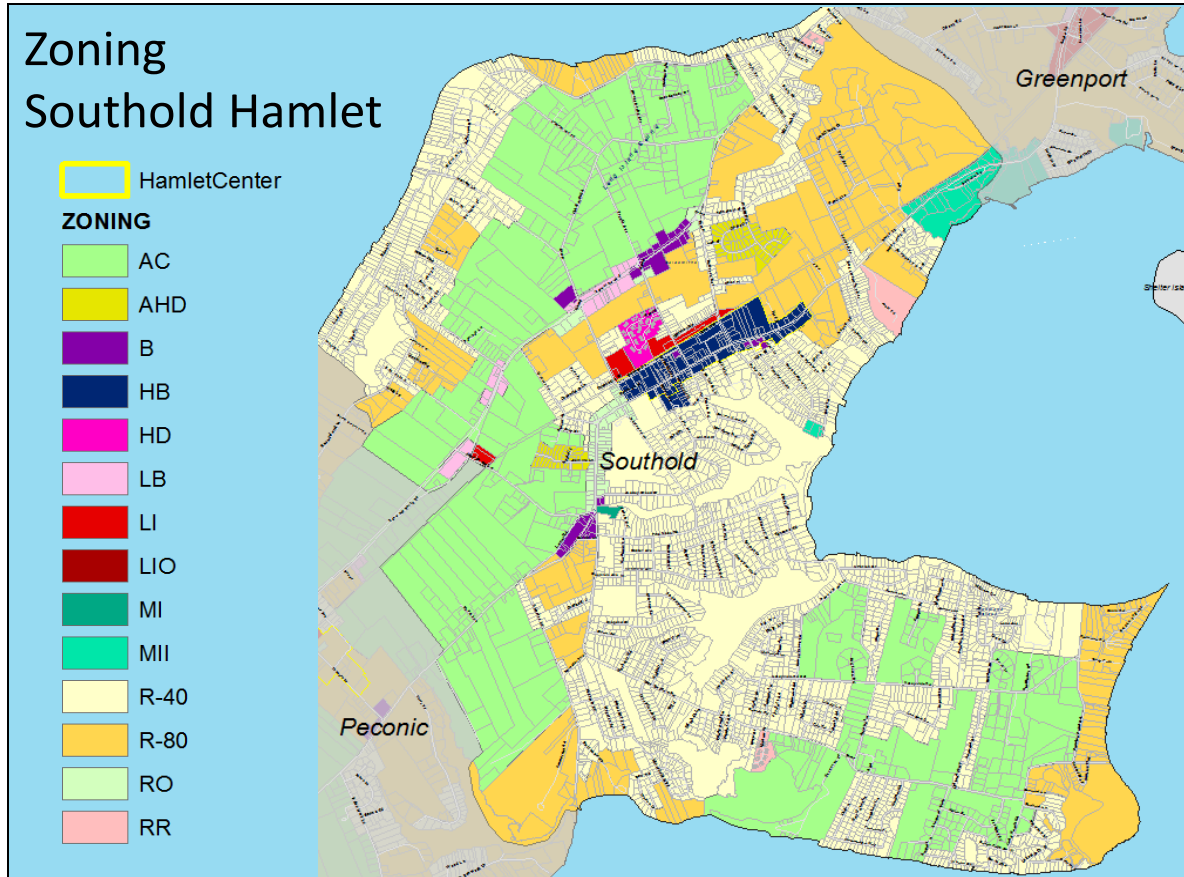
Because zoning tells us what can happen in the future both on land already developed and land that hasn't yet been developed.

Zoning and land use regulations are found in the Town Code. The land is split up into zoning districts which have lists of uses that are allowed in that zone.

This is the zoning map for Peconic. You can see that most of the zoning is Agricultural/residential (the green, orange and pale yellow). With just a small amount of commercial zoning. )Point it out....



## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



Southhold hamlet is similar in that most of the zoning is Agricultural/residential, with this dark blue area representing most of the commercial zoning here along with the red here and purple up along Rt. 48 here.

There's a lot more detail about zoning in the draft chapter which we won't get into now.

Putting the current land use we just looked at, together with the zoning gives us an idea where the town is headed in relation to future population because it tells us how much more development is possible in Southhold Town.



Slide 9



Theoretically, because we can't predict the future exactly, there could be another 5,200 house built in Southold Town.

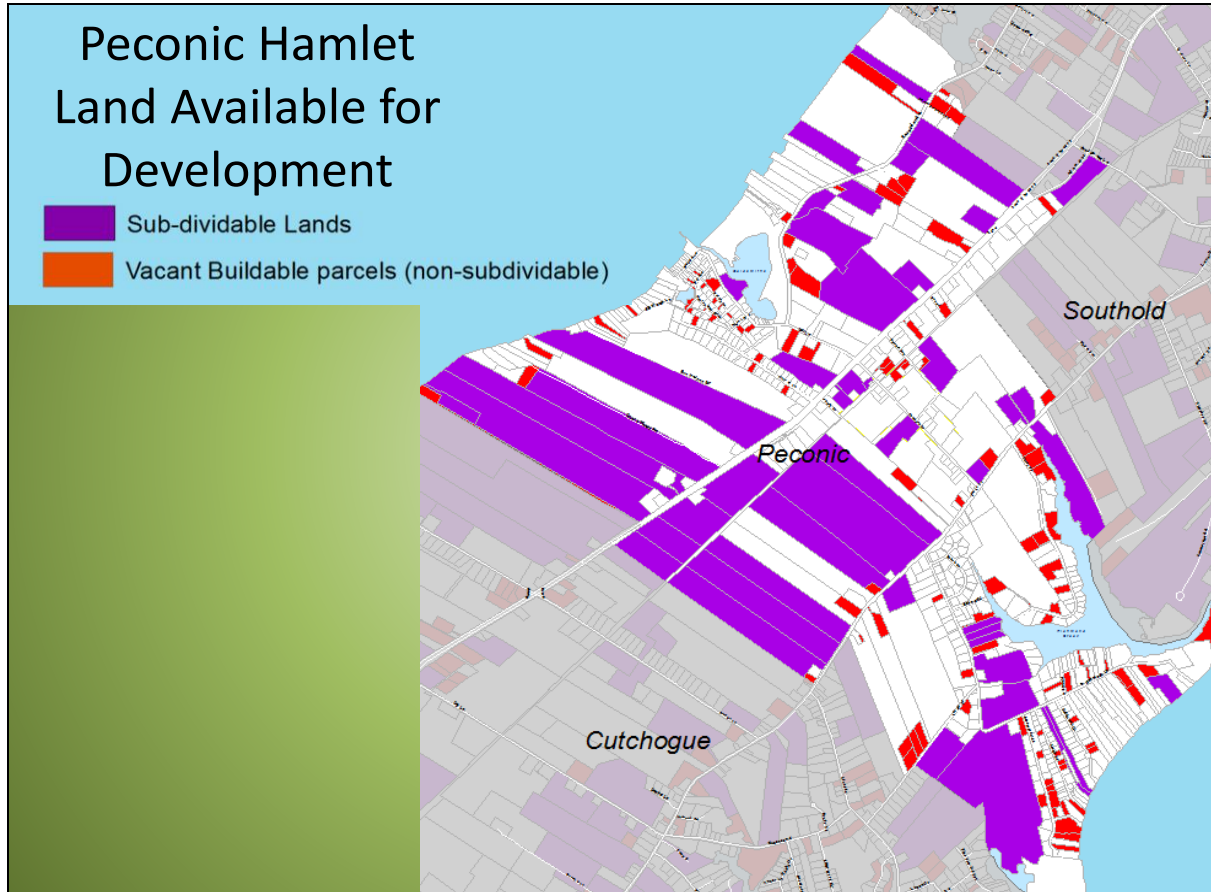
There are 14,200 now, so that would bring the total housing units to 19,400.

Vacant Lots: 2,000

New lots from land that can be subdivided: 3200.

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So, theoretically, we can grow by another third under current zoning.



(Map Note: This map is intended to illustrate the distribution of land available for development. This map cannot be used to determine whether any particular parcel is vacant or able to be subdivided.)

To bring this a little closer to home, we can look at the potential for each hamlet to grow on a map. This map shows the land that is available for development in Peconic. It either hasn't been developed yet, or could be developed further.

The red parcels are those that are vacant single house lots – there are 100 of those.

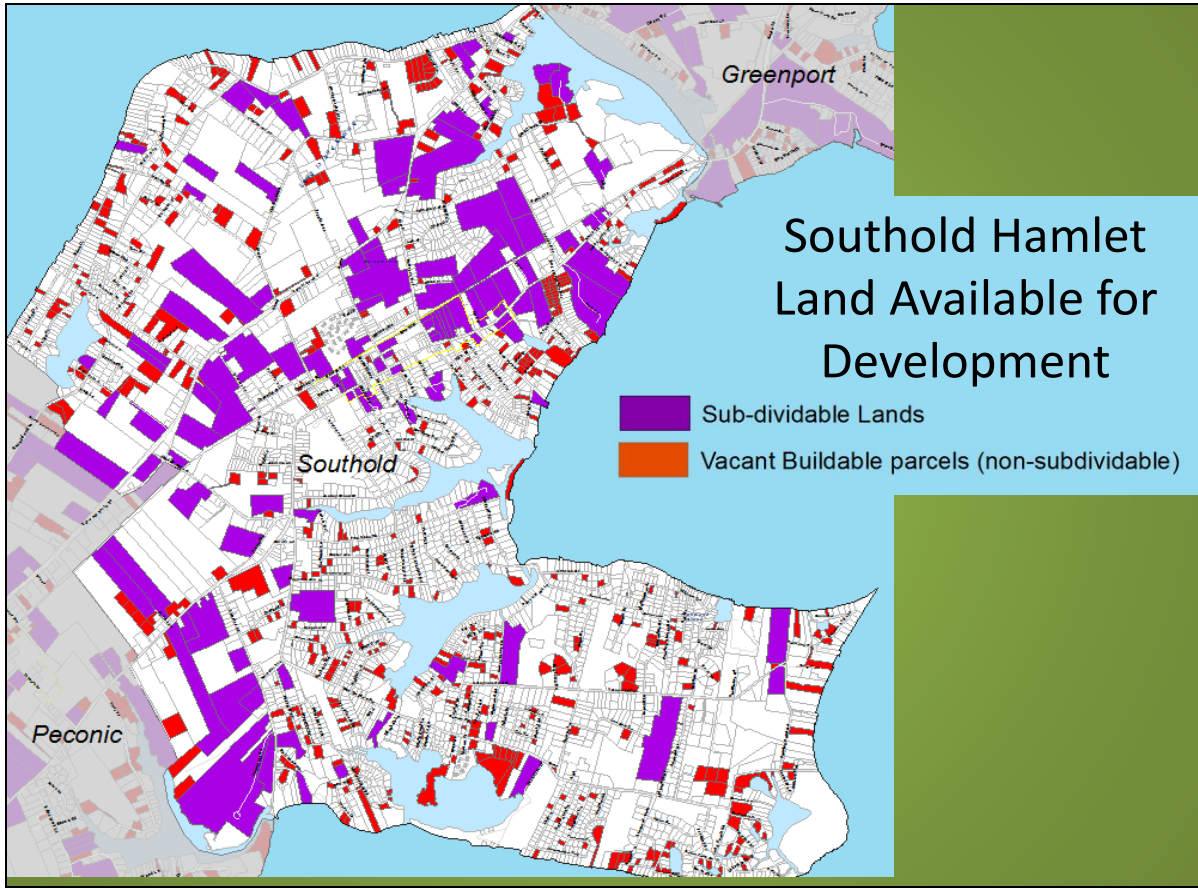
The purple are the parcels that can be subdivided into additional lots and they include 911 acres.

If all the purple parcels were subdivided tomorrow, that would create another 370 house lots.

The total growth possible for Peconic hamlet is an additional 470 houses.

This is interesting because currently Peconic only has 479 houses, so its population could nearly double. In a minute I'll talk about how that isn't likely....

## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



(Map Note: This map is intended to illustrate the distribution of land available for development. This map cannot be used to determine whether any particular parcel is vacant or able to be subdivided.)

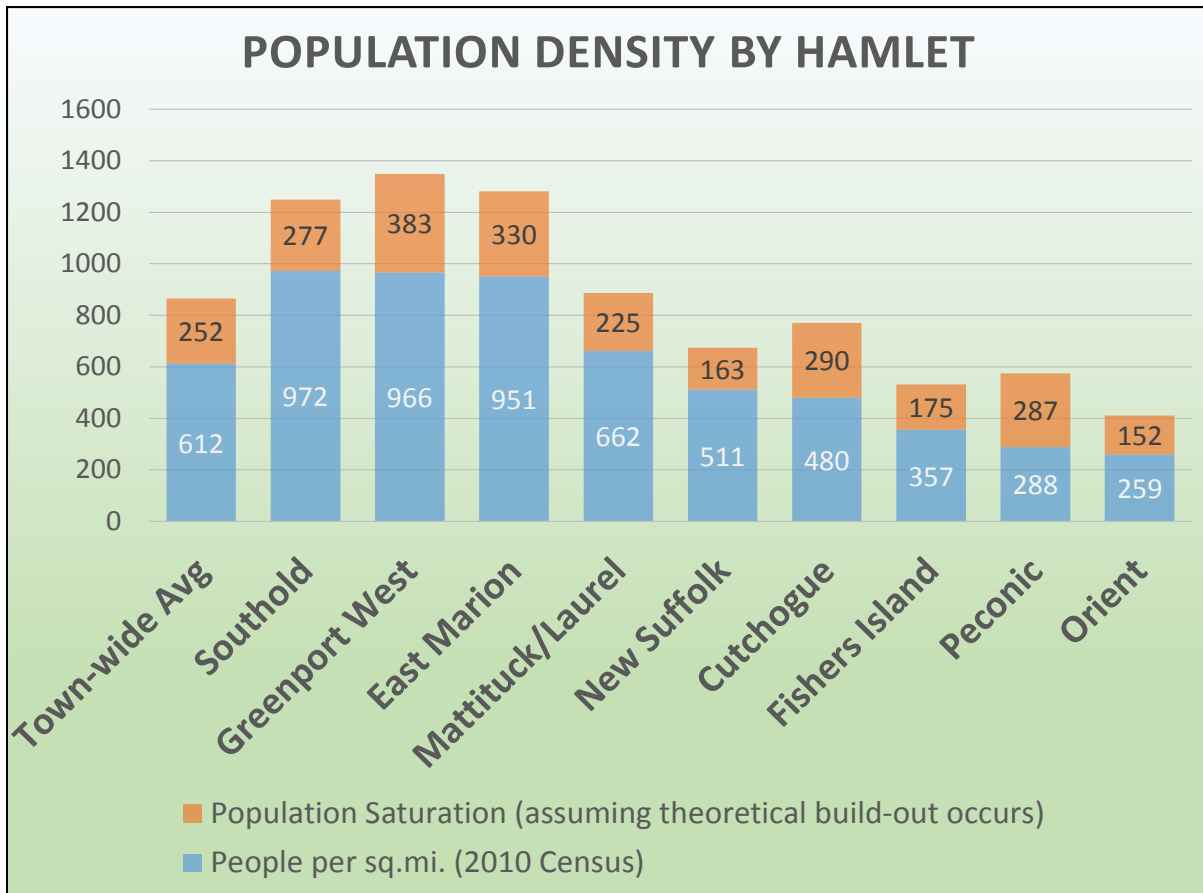
Here is land available for development in Southold hamlet. Southold hamlet is twice the size of Peconic, and much more densely developed. There are 495 vacant single house lots (in red), and 976 acres of land that can be subdivided further to create another 490 house lots.

The total growth possible for Southold hamlet is an additional 985 houses. With nearly 4000 houses already existing in Southold hamlet, this potential growth is only another 25%.

Again, we'll be going over how it is highly unlikely we'll reach that number, but first, let's try and understand how this growth could affect us. I think we'd all agree that one important aspect of the quality of life in Southold town is that it is not crowded.

If we grow by another third overall, how crowded is that? We can look at another measurement to compare it to other places to get an idea.

## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



Looking at population density is a way to measure crowding.

This is a chart of people per square mile in each hamlet (not the total population). This slide helps us understand what the current and possible future density of people living in Southold Town could be. This includes the seasonal population as well as the year-round.

Across the bottom is each hamlet as well as the Entire Town Average. And the axis shows the number of people per square mile.

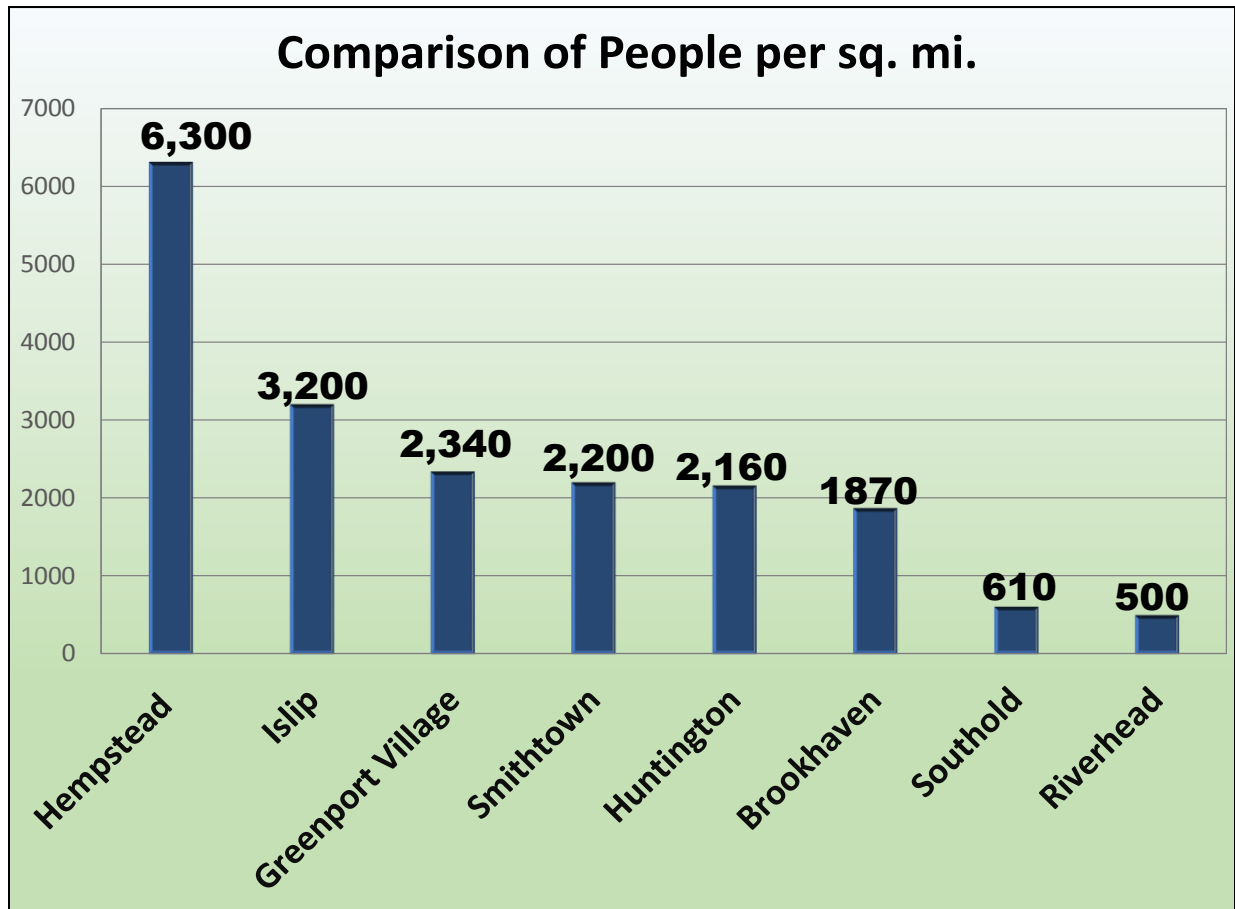
The blue bars show the current population density, and the orange shows buildout estimate that we spoke about earlier translated from housing units to people per square mile.

For example, in the overall town, there are 612 people per square mile, and if the Town grows by a third, that would add another 252 people per square mile for a total of 864 people per square mile.

I was surprised that the third most dense hamlet is East Marion. The least dense is Orient – not a surprise. Southold hamlet is the most dense, and Peconic is nearly as sparsely populated as Orient.

When you look at the totals of population density in the future (again, just theoretical), you can see the highest densities are up around 1200 – 1300 people per square mile.

Keep these numbers in mind as we take a look around the region at population densities to give us some perspective.

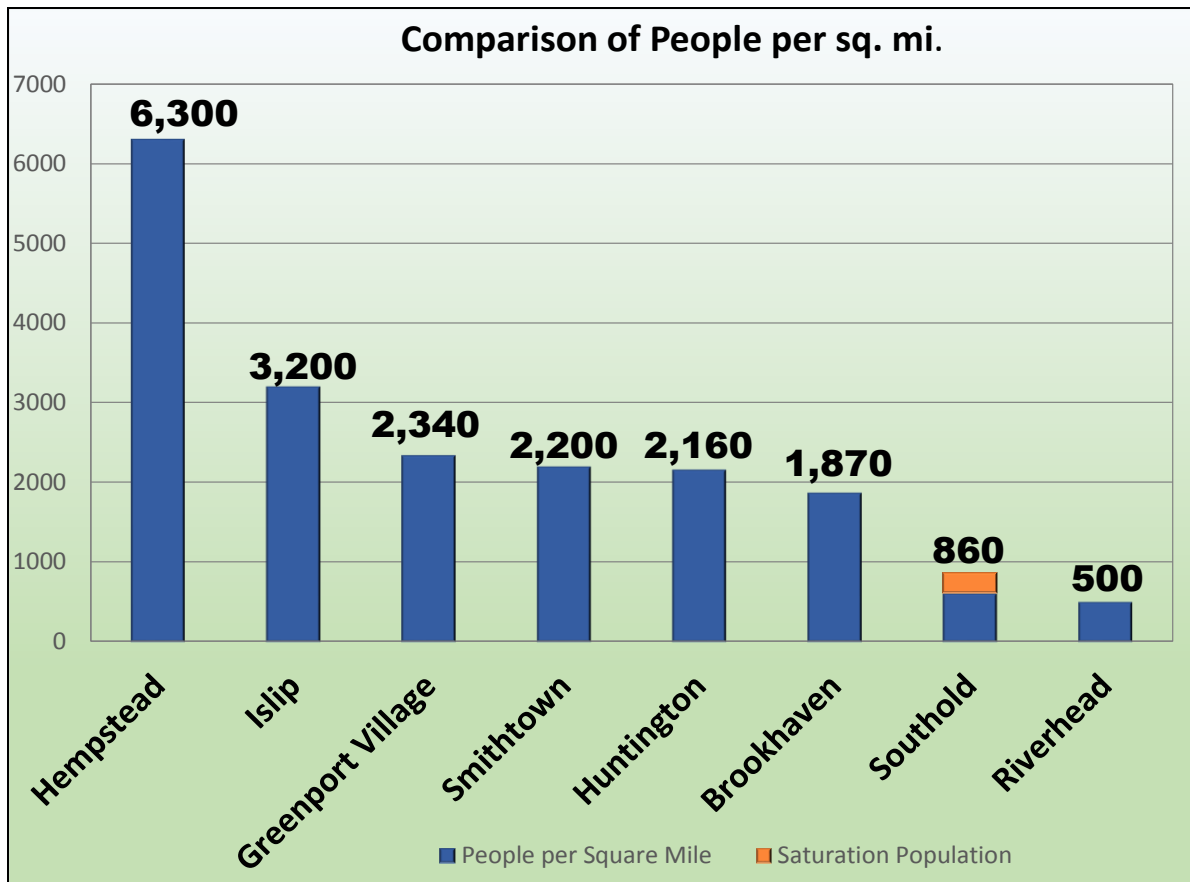


The population density for Southold is very low compared to other towns on Long Island. This is not a surprise.

But what happens if the Town grows by a third?

What would the density look like compared to other places?

## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE



This chart shows that growth in orange. Even at full buildout, it looks like the issue of overcrowding by residents won't come close to ever being like the more crowded towns to the west. That doesn't mean we can't be overcrowded in other ways, for example, by traffic from tourism. But it does give us some insight into the overall effect of the zoning that is in place now.

Basically, unless the Town drastically changes its rules for residential development (zoning), Southold Town will not come close to the density of residents in other towns on Long Island.

### Buildout Analysis = Theoretical !

- Gives idea of trends & worst-case scenario under current zoning.
- Theoretical Buildout Unlikely
  - Ongoing Land Preservation Program
  - Strong Agricultural Industry on 76% of available land.

And now, the reasons why it is unlikely the Town will ever reach the theoretical buildout.

We conduct this analysis of how much more development is possible to give us an idea of the trends.

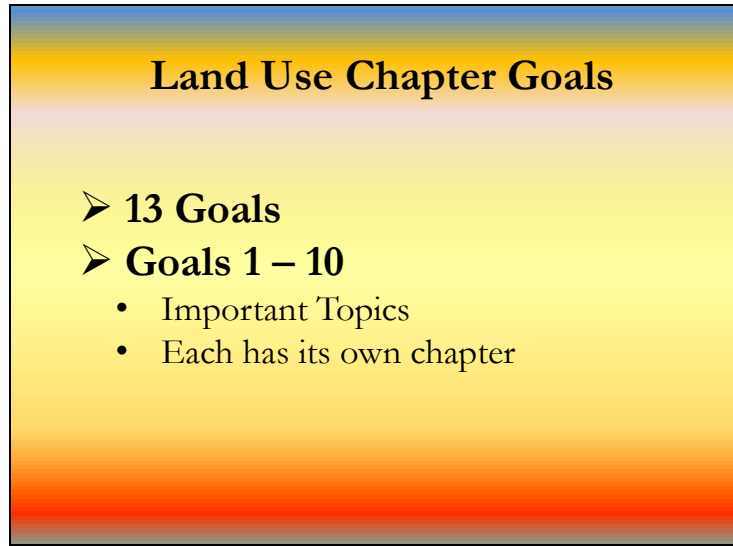
The theoretical buildout is unlikely because we have an ongoing land preservation program that is, as we speak, protecting property from subdivision and residential development.

We also have a robust agricultural industry that happens to occupy 76% of the available land.

All the farms would have to disappear to reach theoretical buildout, and we are doing everything we can to make sure that doesn't happen.

The draft chapter goes into more detail about this.





Next a brief overview of the Draft Land Use Chapter.

Goals 1 – 10 are goals we had identified at the beginning of this process in 2010. These goals are so important, that each of them has its own chapter in the plan. Nine of those chapters have already been drafted, and we've had meetings like this one to talk about them.

The point of this entire exercise is to answer the question:

How do we make sure the Town stays the way we want it? Do the Town's regulations protect what we love about Southold? And by the way, what is it exactly that we love about Southold?

That's the vision statement found in the beginning of the Land Use Chapter. The Goals take that vision and make it more specific, and the objectives are the action items to achieve the goals.



Because each of these ten goals has its own chapter, we won't get into great detail about any of them today.

These goals are not in order of priority.

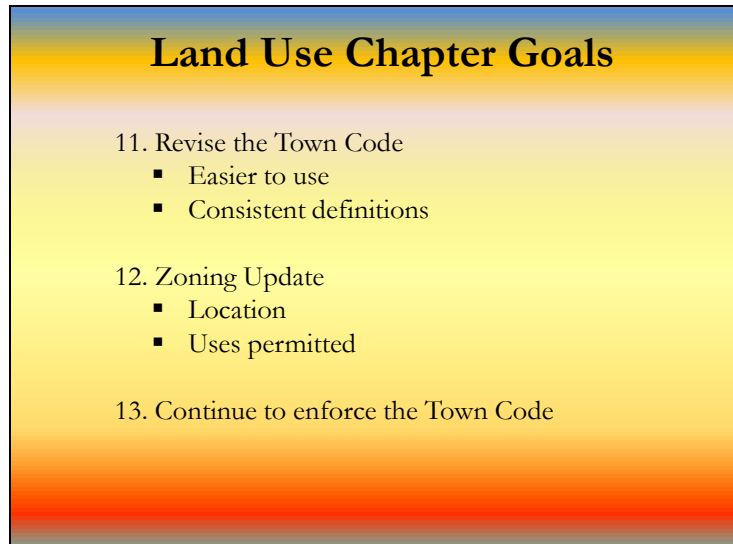
1. Economic Prosperity
  - a. This goal is about having jobs for people who live here, and having the services and goods we need locally, as well as maintaining a stable tax base to help keep our property taxes down.
2. More Attainable Homes
  - a. This goal relates to the housing chapter and having more affordable housing
3. Retain & Advance Agriculture
4. Continue with Land Preservation
5. Protect the Town's Natural Resources & Environment
  - a. This goal has two subsections:
    - i. Water resources which includes the protection of our drinking water as well as protected our bays and creeks.; and
    - ii. Land resources
6. Community Character
  - a. Protecting what makes our communities unique.
7. Transportation & Infrastructure

This chapter has not yet been drafted – that's coming this summer.
8. Continue to provide Human Services such as the Senior Center & meals on wheels program.

## SOUTHOLD TOWN COMPREHENSIVE PLAN UPDATE

9. Protected from Natural Hazards like hurricanes
10. Continue to maintain and provide Parks & Recreation opportunities.

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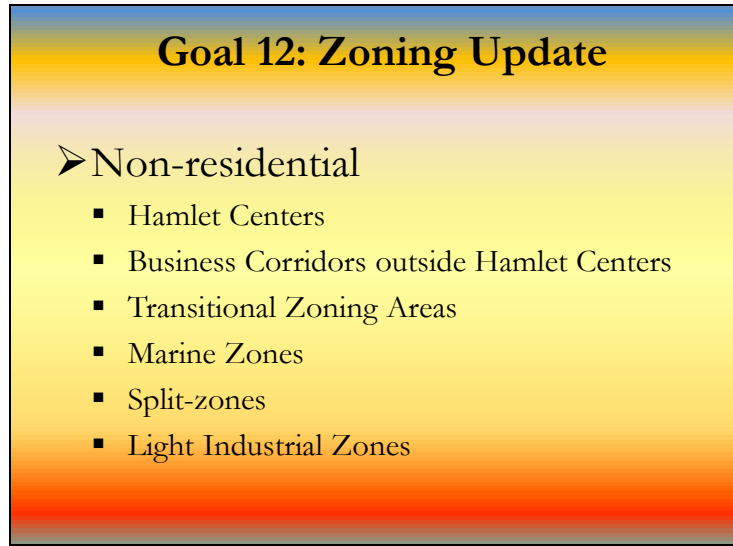


Goals 11 – 13 are general land use goals with objectives in this chapter.

Goal 11 calls for a major revision of the Town Code. That hasn't had a major overhaul since the 1980's. We need to find a way to make it easier to use, and it needs a lot of updating.

We also are calling for a zoning update in Goal 12.

Rather than proposing sweeping changes to the zoning with a new zoning map, this plan points us in the direction of possible zone changes. It stops short of nominating specific parcels or creating new zoning districts until the important steps of public outreach and data analyses can be done. This will happen during the implementation phase of the plan, after its adoption.



Goal 12 is the most extensive goal in this chapter so we'll go over it in a little more detail.

The Goal is to update the zoning to ensure the location and allowed uses in the zones are appropriate.

It is split into two main categories:

Non-residential zoning districts & Residential Zoning Districts.

The non-residential zoning section focuses mainly on hamlet centers and the goal of keeping our downtowns vibrant.

It also covers the other non-residential zoning districts, and calls for taking a closer look at the commercial zoning everywhere.

Slide 20

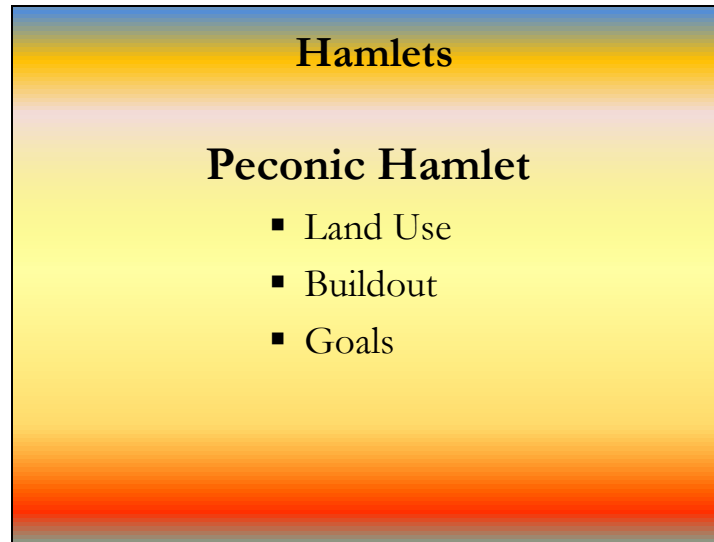
### Goal 12: Zoning Update

- Residential
  - House size
- Agriculture



The Residential section Goal 12 may be of most interest to people. It addresses potential future house size, as well as the interaction between agriculture and residential, since the agricultural and residential zones are nearly identical in the uses that are allowed.

Slide 21



Each hamlet has its own section in the chapter. This is what we'd like you to focus on in the breakout groups.

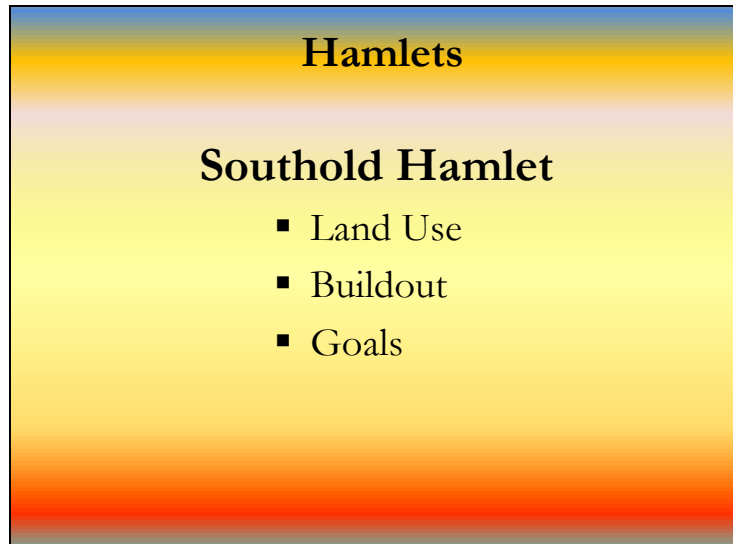
As we've seen, Peconic has a high percentage of farmland – higher than most places in the town at 50%. It also has one of the highest potentials for growth.

Peconic's hamlet center is very small, and residents have told us they want it to stay that way.

The goals for Peconic come from the Hamlet Stakeholders, as well as the meeting we've been having about this Comprehensive Plan Update over the past several years.



Slide 22



Southold hamlet has a much larger land area than Peconic, and a larger and more traditional downtown/hamlet center.

Agriculture remains important in the hamlet, though it covers a smaller percentage of the land area than other places.

The Southold hamlet stakeholders provided a clear vision and a list of goals that have been translated to this chapter.

These two hamlet sections are the main focus for the breakout groups that we'd like to do next.

### **Breakout Group Discussion**



1. Your vision for your hamlet.
2. Your goals for your hamlet.
3. Town-wide goals.

#### **Refer to:**

- **Land Use Chapter Worksheet**

If you could gather according to hamlet, that would be helpful.

In your handout, there is a worksheet called the Land Use Chapter Worksheet that has the 3 questions we'd like you to work on, along with some helpful hints.

You have a half hour to work on these questions. We'll be coming around to answer questions.

At the end of the half hour, designate someone to report your answers to us.

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We've recorded this meeting and will be transcribing your comments and answers and making them available online soon. We also address and respond to each comment in this document, so you know how your comments are used, or if not used, we'll tell you why not.

If you want to think about all this more and send in comments later, please do so. There is a handout with how to do that either online or by regular mail. It also has our contact information on it.

We look forward to working with you to finish this plan in the near future.

Thank you.

# **Southold Town Comprehensive Plan Update**

## **Land Use Chapter Worksheet**

### **1. What is your vision for your hamlet's future?**

Try to be more specific than “keeping it the same as it is today” – try to characterize what it is about your hamlet that you like specifically. Is it that it is quiet? Is it the beaches? Is it the downtown area? Is the local pharmacy important? Don't worry about the exact wording – it's the ideas that are important here.

### **2. What goals should be in this plan for your hamlet's future?**

For help with this, refer to the draft goals at the end of your hamlet's section of the Land Use Chapter. They are from the Hamlet Studies, Hamlet Stakeholder work, and previous public input meetings.

### **3. Do you have any comments about the town-wide goals in the Land Use Chapter? Any additional goals?**

Suggestion: focus on Goal 12, and begin with the Residential section.

# **Southold Town Comprehensive Plan Update**

## **Basics of Comprehensive Plan**

A Comprehensive Plan provides a blueprint for future government action. It is also the basis for zoning and other Town Code. A comprehensive plan defines the Town's goals and implementation measures to ensure that future development & growth is consistent with the vision the citizens of the Town have for Southold.

Southold needs an updated plan. The previous plan was done in 1985, and times have changed. The Town does have a number of more recent plans that are considered part of its current comprehensive plan, but those plans are generally narrower in scope. Southold needs a single concise plan for guidance on town policies, code and zoning.

The Town Board has designated the Planning Board to be the lead in creating the plan. The Planning Board works with Town Planners, Town Attorneys, the Special Projects Coordinator and others as part of the "Comprehensive Plan Team." The Team drafts the chapters (see attached Chapter List), and meets with the public to discuss the drafts and gather input.

After each chapter has been drafted, there will be additional opportunity for input in a series of public hearings on the plan. There will also be an environmental review, required by the State, conducted on the draft plan. The final step will be for the Town Board to adopt the plan.

The most important part of the plan happens after it is adopted. The many goals and objectives will need to be prioritized and work to implement the goals must begin. Implementing the goals of the plan will require continued public involvement and commitment.

# Southold Town Comprehensive Plan Update

## Chapter List (in order of completion)

### **1. Introduction and Vision Statement**

Example: Basic facts about Southold, demographics, Vision Statement\*

### **2. Economic Development\***

Example: attracting and retaining businesses, jobs, tourism, culture

### **3. Community Character\***

Example: historic preservation, commercial building design standards

### **4. Parks and Recreation\***

Example: access to bays, bike trails, ball fields

### **5. Housing\***

Example: goals for accessory apartments, senior housing

### **6. Agriculture\***

Example: goals related to farming

### **7. Land Preservation and Open Space\***

Example: goals related to future land preservation

### **8. Human Services\***

Example: senior services, youth services

### **9. Natural Resources and Environmental Protection\***

Example: water quality, wetlands, soils, shellfish, alternative energy goals, solar, wind

### **10. Natural Hazards\***

Example: planning for hurricanes, coastal flooding and erosion

### **11. Land Use**

Example: future patterns of residential, commercial, and industrial uses

### **12. Transportation & Infrastructure**

Example: traffic circulation & capacity, mass transit (train, bus)

\* Completed draft chapters – available for download on the Town’s website at the following link: <http://www.southoldtownny.gov/index.aspx?nid=123>

## Get Involved!

You may submit your comments or questions via e-mail to:

[tos2020@town.southold.ny.us](mailto:tos2020@town.southold.ny.us)

or by regular mail to:

Southold Planning Dept., PO Box 1179, Southold, NY 11971

Comprehensive Plan Website – Download chapters and other materials online at

<http://www.southoldtownny.gov/index.aspx?nid=123>